



# Summer 2006 Newsletter

PROPERTY OWNERS ASSOCIATION

P.O. BOX 556, STURGEON BAY, WI 54235

## MESSAGE FROM OUR PRESIDENT

*By Mike Standish*

If some morning you are on your veranda, overlooking the majestic waters of Green Bay, and you see a lost soul staggering around in the water, please don't call the men with big nets. It may be one of your BSPOA water testers in action. For the third year we are working with the Door County Soil and Water Conservation Department and the University of Wisconsin Oshkosh to test the *E. coli* levels of 13 miles of Green Bay shoreline. The financial "heavy lifting" for this testing is being subsidized primarily with a grant from the Lakeshore Natural Resource Partnership and a gift from Door Property Owners.

Speaking of DPO, if you're not a member, you might want to join up. Under the leadership of the current board and president Rich Dirks, they are starting to initiate public forums on a variety of important issues to Door County. DPO also has the financial resources and membership to make a difference.



On our local front, B S P O A membership stands at record levels (190 families,

325 individuals), on May 13<sup>th</sup> volunteers cleaned up 13 miles of Bay Shore Drive and feeder roads, the four million dollar im-

provement to Olde Story Quarry Park is almost complete, and both Egg Harbor and Sevastopol are in the process of initiating Smart Growth. Wisconsin law requires that Smart Growth incorporate citizen input. This will be through public meetings and committee membership participation.

At risk of sounding hokey, this is *your* opportunity to provide direct input into a forum that will shape your community for the next 25 years. So if you've ever uttered the phrase "Door County isn't the same as it was 10 (15, 20, 30, etc.) years ago...", this is your chance to stop complaining and actually do something. Get involved in Smart Growth.

Please set aside Saturday, September 30<sup>th</sup>, for our annual meeting at Horseshoe Bay. It's a chance to meet some of your neighbors and berate your board members. I look forward to seeing many of you then.



## SEVASTOPOL 2006 REASSESSMENT

by Betty Parsons

This is the year that Sevastopol residents will have their property reassessed. The assessed valuation is slightly more than \$411 million and the equalized valuation is \$597 million. The difference between these numbers kicks in a statutory mandate.

In an excellent article for the Sevastopol February 2006 newsletter by Linda Wait, Sevastopol Town Clerk, she states that the Wisconsin Department of Revenue (DOR) "requires the assessed value of each major class of property to be within 10% of full value at least once during a four year period. ... The DOR has measured our assessed value of property and we are now at slightly less than 69%."

Associated Appraisal Consultants of Appleton has been hired to do the reevaluation for a cost of \$118,000, and it is anticipated that 100% of all property will be reviewed.

Reassessment notices will be sent out by late August or early September. The notice will include dates and times for Open Book and Board of Review. Both meetings will be scheduled on a Friday and Saturday to accommodate working schedules and second homeowners.

**OPEN BOOK:** Appointments are recommended but not necessary. The Assessment Roll for 2006 will be available for review and the assessor will be available to answer questions. The Open Book offers an opportunity to ask questions and to compare your property taxes to similar properties.

**BOARD OF REVIEW:** This is when a formal objection is made. Appointments can be scheduled and 'Objection' forms, which are required, obtained from the town clerk.

### INFORMATION:

1. Town Clerk, Linda Wait, (920) 746-1230
2. Sevastopol newsletter at [www.townofsevastopol.com](http://www.townofsevastopol.com). Newsletters have been sent to residents who list Sevastopol as their primary residence. However, your name can be added to the mailing list by contacting Linda Wait.

Thirty-five hundred mailings were sent out for real estate and personal property. There are 28,000 acres of residential, commercial, agriculture, undeveloped and forestlands in Sevastopol.

## SEVASTOPOL COMPREHENSIVE PLANNING COMMITTEE UPDATE

by Betty Parsons

The last BSPOA newsletter contained an article that explained Smart Growth, which was created through Comprehensive Plan legislation enacted by Wisconsin in 1999. This legislation requires each town/city/county to prepare a land use plan that addresses a number of criteria. The plan must be complete and ready for implementation by 2010.

The Sevastopol committee of eleven, which is chaired by JoAnn Schley, and has educational support from Rob Burke, who is with the Door County UW-Extension Office, began its process by reviewing studies and planning efforts previously undertaken by the town. In particular, they referenced the *Town of Sevastopol 2000 Land Use Committee Report*, an ambitious effort, which was chaired by BSPOA member Terry Lappin. Sheila Turner, another BSPOA member, served on the committee.

The committee's next step was to seek an experienced land use consultant. Twelve consultants were initially contacted. From this group, three were interviewed. Jeff Sanders, who is with the Omni firm located in Appleton, was recommended to Sevastopol Town Board and approved at their June 26<sup>th</sup> meeting. Mrs. Schley stated that Jeff Sanders had excellent references, did Smart Growth plans for six townships in Kewaunee County, and that the committee liked his commitment to public input and awareness. Additionally, Mr. Sanders knows Door County well, is environmentally sensitive and wants Sevastopol to "grow properly". Once underway, residents will be able to monitor progress via web.

A meeting, most likely in August, will be scheduled so Sevastopol residents can meet Mr. Sanders and the Comprehensive Planning Committee, and have an opportunity to share thoughts and vision for the township. So, let's all make an effort to attend this important meeting.

The Door County Invasive Species Team is a network of people and organizations working to safeguard the biodiversity of the Door Peninsula. Our network is strong, but thin. **We need your help!**

## INVASIVE SPECIES ALERT!

by Bob Bultman,

Door County Invasive Species Team Coordinator

Did You Know that there is garlic mustard along Bay Shore Drive? It is time to be aware and ready for action.

Garlic mustard is an exotic garden herb that is wreaking havoc in the forest areas that it invades. It is highly disruptive to natural ecosystem balance and lowers property values. It produces abundant, tiny seeds and grows in thick, monocultural stands, snuffing out other forest plants including ferns, trilliums, orchids and many other wildflowers. Garlic mustard actually poisons the soil where it grows and is known to snuff out tree seedlings. *Botanists equate the infestation of garlic mustard in a woodlot to running a bulldozer through the woods.* When even tree seedlings cannot survive, an infested forest is in peril.

Garlic mustard greens up very early in spring and has a small, white flower on a stalk that is from 1 to 4 feet tall. Once pollinated, each plant can produce hundreds of seeds. During the warm days of summer, the seed pods ripen and drop many tiny seeds, covering the ground with next year's devastating crop. These tiny seeds are easily loosened from their pods and find their way into your pants cuffs, boot creases . . . even your dog's fur! Once on board, these hitchhiking seeds of doom will opportunely start a new infestation wherever they happen to drop or seed shakes loose. Garlic mustard is a bane to our state parks. Its tiny seeds are easily spread from campground to campground on toys, pets, RV welcome mats, etc. It is a great threat to our preserves and natural areas, too.

Eradicating garlic mustard requires controlling the seeds. Garlic mustard is easiest to pull in April and May when the plants are blooming and easy to see. All plants should be thrown into the garbage as flowers can develop seeds even after being pulled out of the ground. In June and July, plants with green seed pods can be pulled and disposed of, but *once the seed pods begin to brown, dry and split open, handling the plants means spreading the seeds.*



Bob Bultman

While garlic mustard is a devastating pest, the upside is, it can be controlled manually and without herbicides. It is our stewardship duty to safeguard the native biodiversity of our ecosystems for all future generations. Be a good steward and learn how

to identify garlic mustard. And be a good neighbor by eradicating all garlic mustard on your property. The ecological integrity of our forests depends upon it!

As Coordinator for the Door County Invasive Species Team, Bob Bultman is available to train landowner groups to control invasive species. He spoke at the July 19th Bay Shore Property Owners Association meeting and discussed the invasive species problems along the bay shore.

Please contact Bob if you would like to be included on the DCIST contact list:

email: [dcist1@gmail.com](mailto:dcist1@gmail.com) or  
Door County Invasive Species Team  
Message Line: (920) 746-5955

DCIST is looking for Township and Neighborhood Coordinators to accomplish the following tasks:

- Act as a liaison within your area
- Organize local residents
- Make phone calls
- Report invasive species sightings
- Monitor problem sites
- Support the greater mission of DCIST

We need your support. You don't have to be an expert. We have resources and people available to help you with technical issues and with species identification. We need outgoing folks who do not mind making phone calls and doing some local organizing.

Thank you for your consideration.  
Bob Bultman, Coordinator  
Door County Invasive Species Team  
(920) 746-5955  
[dcist1@gmail.com](mailto:dcist1@gmail.com)

## HIS HONOR, JUDGE ROBERT W. LANDRY

*by Lisa Frederick*

So often when asked about what makes us tick, virtually all respond with an answer that relates to what we do or did. Judge Robert W. Landry is no different. Judge Landry's biography reads like a novel about an elder statesman. The chapters of his life are highlighted with stellar courtroom dramas, books published, numerous community awards and a history of selfless contributions to the good cause of children, education, music, veterans, and health.

Quiet, relaxed and unassuming, the gentle man sitting across from me at our June Steering Committee meeting seemed quite far removed from one presiding over Milwaukee's courtrooms meting punishment to criminals, writing books, or lecturing law students, etc. Rather he, himself, is bookish; carefully choosing his words while waxing enthusiastically about our water levels...and the Great Lakes.

This august individual garners a wise chair at our Steering Committee table. His thoughtful and methodical dissection of issues related to our peninsula will be embraced by the BSPOA and appreciated by future generations who will benefit from his insight and wisdom.

Bob and his family fell in love with the bay waters one crisp January day in 1958. While exploring the county's back roads, they took a turn down a bumpy Bay Shore Drive and happened upon a beautiful parcel of land. With wife, Vera, and their two young lads braced for winter, they trudged through deep white drifts of snow to discover an engaging view of our bay side waters. They bought the land and built a place to retreat from their busy lives.

Lives change, sometimes dramatically, and when the DC haven burned to the ground, it was replaced. Bob now resides with his companion, Gertrude, enjoying year round residency in Door County.

Thank you for joining us Bob; you are a wonderful addition to our group.

## BSPOA 10<sup>TH</sup> ANNIVERSARY ANNUAL MEETING

BSPOA will convene for the 10th Anniversary Annual Meeting Saturday, September 30<sup>th</sup>

at Horseshoe  
Bay Golf Club,  
11:00 AM to  
2:00 PM. This

is a wonderful  
opportunity to  
meet members  
and the officers  
of BSPOA, to

discuss current issues in our area, to learn more about the organization's activities and, at the same time, to enjoy good company, good food, and a beautiful eagle's eye view of the bay. Please mark the date on your and join us! Detailed information will follow . . . shortly.



## KUDOS TO

■ Bay Shore Property Owners Association membership, the Lakeshore Natural Resource Partnership and Door Property Owners for your generous contributions to our water testing program. Thank you!

■ Sevastopol Town Board members for publishing an excellent and informative newsletter twice a year. Thank you!

■ Sevastopol Comprehensive Planning Committee for Smart Growth progress and their dedication and commitment to the task. Thank you!

## STURGEON BAY LAND USE DECISION CAUSES CONCERN

by Betty Parsons

Most residents of Sturgeon Bay understand that a city cannot remain static and must continue to grow its commercial retail sector. However, the manner in which a city takes on that responsibility determines how successful the decision and development will be. Unfortunately, there are many examples of communities across the country, which have proceeded in haste and without vision. These communities typically suffer from a degradation of landscape and economic stability of their downtown areas.

Great concern has been generated in recent months regarding a land use decision in Sturgeon Bay, as the city chose to annex what is known as the Hopf property on highway 42/57 in the township of Nasawaupsee. The property consists of 76 acres, 23 of which will, if current plans move forward, be rezoned commercial and the balance will be zoned residential.

According to well-respected land use researchers, this decision does not reflect good land use principals for many reasons, which include the following: 1. It generates sprawl, which is not in keeping with the character of the county. 2. It generates large infrastructure costs, which will unlikely be recovered. 3. It will most likely pull business from the existing business corridor (business 42/57 bypass, including the historical downtown and Egg Harbor Road), in which the city invested a significant sum of money. 4. It permits annexation before deserted buildings and existing land in the commercial district is utilized. 5. The city committed to this course without environmental, fiscal or economic studies.

Most recently, the Sturgeon Bay Plan Commission agreed to review city's Big Box Ordinance. In the process, one hopes they will not rush or feel the necessity to accede to developer pressure, but rather, will review up-to-date studies and implement recommendations that are widely available and in use throughout communities across the country.

A unique city, such as Sturgeon Bay, demands and begs for vision and forward thinking with each development step. Since it seems ad-

visable to proceed cautiously and to study and implement recommendations that are widely available from land use specialists, the BSPOA Steering Committee sent a letter to the City Council.

The letter was in keeping with the BSPOA mission statement, as city development decisions impact all of Door County.

### UPCOMING EVENTS

■ **August 15:** Door Property Owners meet in Baileys Harbor for a presentation by Chris Pagels of the Department of Natural Resources. The meeting commences at 7:00 PM. Baileys Harbor Town Hall, 2392 County F (intersection of County F and Highway 57). Public invited.

■ **September 16:** Door Property Owners Annual Meeting. Topic: *Impact of Comprehensive Planning and Smart Growth on Homeowners*. Public welcome. Crossroads, 9:30 AM, coffee, speaker, meeting and lunch. Contact Russ May at (920) 362-4111.

■ **September 30:** BSPOA Annual Meeting and Tenth Anniversary. Guests and public welcome. Note newsletter article for details.

■ **October 3:** Sevastopol Town Board *Budget Work Session*. Sevastopol Town Hall. 6:00 PM. This is an opportunity for the public to voice opinion and to impact budget.

■ **November 13:** Sevastopol Town Board *Budget Hearing*. Sevastopol Town Hall. 7:00 PM. Public participation permitted, but budget is essentially determined.

## BSPOA MEMBERSHIP

Below is a list of the 2005-2006 BSPOA members. Please feel free to share this newsletter with a friend who might also be interested in membership. If you would enjoy being more involved with BSPOA, please contact Mike Standish at (920) 743-8585.

*We appreciate your support and welcome our new members.*

Paul & Ann Alexander  
**Christopher & Christine Allie**  
Harold & Nancy Alvin  
Larry & Diane Austin  
Susan & Jon Axelrod  
Bruce & Crystal Bankson  
Bruce & Patty Becker  
**Carl & Susan Becker**  
Robert & Mary Lou Becker  
Donald & Linda Berns  
**Jerome & Charlene Bettag**  
Jeff & Lynne Bialk  
Chuck & Leanne Bither  
Jon & Christianna Blahnik  
Homer Bliss  
Rick & Deb Blommer  
Mark Breseman\*  
Jane Bruesch & Rich Propson  
Nancy Buhl  
David & Denise Bunning  
Jim & Barbara Bunning  
**Larry & Martha Burris\***  
Chris & Katie Callen  
Randy Campagna\*  
Jeff & Mary Campbell  
Dorothy Carlson  
Samuel & Vicky Carmen  
Jill Cavanaugh  
**Cedar Horizon LLC**  
Robert & Karen Ciesar  
Dan Collins & Nancy Aten  
John & Helen Collins  
Bob Cowles, Jr.  
**Sue N. Cox**  
**Vincent Davel**  
Craig M. Davis Trust\*  
James & Suzanne De Rousse\*  
Willard & Annette Dhein  
Jim & Georgia Dower  
George & Joan Draeb  
Dennis & Janet Duebner  
Neil & Sharon Dujardin  
Thomas & Doris Eastman  
John & Cathie Estey  
Marge Evans  
Marianne Ewig

Bob & Marge Fink  
Ron & Jean Flansburg  
Richard & Joan Follmer  
Jim & Mary Fravert  
Lisa Frederick & David Cottingham  
John & Candace French  
**Fred & Barb Frey**  
Mike & Carolyn Friedl  
Jeanne Gabert  
Betty Garbers  
Wayne & Linda Gerlach  
Phyllis Geyer  
Angela V. Gilson  
Terry & Sue Godres  
Bob & Ann Goldsmith  
Mark & Cindy Goldsmith  
Susan & Gilbert Gonzalez  
Bob & Maude Graef  
Katherine Green  
**Anthony Gremo**  
Benjamin Gurecki\*  
Don & Joy Gustafson\*  
Jim & Paula Habschmidt  
Fay Ann Hannon  
Alexander Hansen  
**Becky Hansen**  
**David & Dyana Hansen**  
**Doug & Cathy Hansen**  
**Jon & Sue Hansen**  
Robert & Madeline Harlan  
Darlene Harmann  
Kenneth & Mary Hartenian  
Dick & Carrie Hauser  
Howard & Charlotte Hayes  
Nancy & Richard Helland  
Doug & Barbara Henderson  
John & Dolores Hermann  
Patrick Hearnden & Carol Morgan  
Susan Hickman & Sue Andra Lackey  
Gerrold & Paula Higgins  
Kenneth & Jean Hill  
Dr. Richard & Deb Hogan  
Greg & Mary Holub  
Shirley Honold  
Scott & Elizabeth Hootman\*  
Bob & Becky Hoover



Michael & Alison Hudak  
Gary & Susan Immel  
Andre & Marlyce Jirovetz  
Darlene Kabat & Dan McHugh  
**Randy & Mary Kenny**  
James & Judith Kreamer  
Jack & Nancy Kubitz  
Robert Landry & Gertrude Stillman  
**Jeff & Brenda Lange**  
Terry & Marilyn Lappin  
Richard & Alberta LaReno  
John & Mary Law  
Bud & Brenda Lenahan  
Tony & Judy Licata  
B.J. & Gladys Liefert  
Daniel & Mary Ann Lindner  
David & Ann Litten  
Michael & Peggy Losee  
Drs. Tim Maatman & Phyllis Schippers  
Carl & Marilyn Maglio  
Art Malone & Sandy Dercole  
Deborah Mancuso  
Tom & Virginia Manthey  
Terry & Susan Martell  
Henry Martens  
Peg Mason  
Karl & Erika May  
Russell & Susan May  
James & Irene McInerney  
Bill & Corrine McWey  
Peter & Moira Moede\*  
Alan & Christine Moon  
Chris & Shari Moore  
Bob & M.J. Mow  
Mark Muhr  
Gene and Bea Musolf  
Maury & Linda Mussa  
Greg & Lynn Naples  
James and Joan Nellen  
Doug & Judy Nelson  
Roger & Marilyn Nulton  
Maurice & Frances O'Brien  
Patricia Olson  
**Robert & Carol Olson**  
Mike & Liz Orlock  
Fred & Sandra Panzer\*  
**Tom & Robin Parsons**  
William & Betty Parsons  
Ralph & Patricia Peterson  
John & Sandra Pezzetta  
Bob & Noreen Pollman  
John & Susan Powers  
Pat Reinwald  
Lothar & Nancy Rentsch  
David & Nancy Resch  
Rich and Jackie Ritchie

Kate Rivers  
Bill & Jerri Rix  
Jim Sanden\*  
Rich & Peggy Sankey  
Michael & Cassandra Savard\*  
**Laurie & Bob Saxton**  
James & Barbara Schaefer  
Judith Wagner Schmelzer  
Paul & Helen Schmidt  
Bud & Beverly Schopf  
**Jim & Marti Schultz**  
Chris & Alice Serra\*  
**Charlie & Shaun Serwe**  
Helen Sheets  
Hap Smith  
Frank & Kathy Stanaszek  
Michael & Mary Standish  
Michael & Sarah Steinle\*  
Gregory & Sharon Streb  
George & Mary Lou Stutz  
David & Barbara Sundet  
George & Shirley Sykora  
Robert & Eileen Templin  
John & Darlene Thenell  
Bob & Kathy Tilden  
**Lyle Tobin**  
Tad & Kathy Tomita  
Jim & Joan Trainor  
Bryan & Diane Troutman  
Scotty & Sheila Turner  
**Margaret M. Utzinger**  
John VanLanen  
Michael & Paula Virlee  
Dale & Jeanne Vogel  
Kay & Kerry Walbridge  
**Jim & Polly Walwark**  
Michael Warnecke  
Robert & Mary Warth  
James & Regina Webb  
Richard & Suzanne Weisman  
Andrew & Janet Welborn  
Dennis & Sue White  
Lee & Lydia Wikkerink  
Evelyn Wilke  
Louis Williams & Mary Moster  
**Mark & Denise Wilmsen**  
Mr. & Mrs. Robin Zahran  
Dave & Marcy Zini

\* BSPOA issued these as Complimentary Memberships through September 2006.

**New members are in boldface type.**

If your name has inadvertently been omitted, contact Nancy Buhl at (920) 743-3227 or nancybuhl@hotmail.com.

## BAY SHORE PROPERTY OWNERS ASSOCIATION

**PURPOSE:** The purpose of this association is to maintain the safe, natural and aesthetic character of the Bay Shore Drive area.

**MISSION STATEMENT:** The Bay Shore Property Owners Association is a voluntary, non-profit association. Its mission is to provide for discussion and action on issues that impact the residential character of the neighborhood and those that affect the character of Door County.

**GOALS:**

❖ To monitor proposals for development of recreational/commercial properties that relates to and affects residential character of the neighborhood.

❖ To keep members informed of development proposals and issues that impact the residential character of the neighborhood.

❖ To educate and motivate members and non-members to preserve and enhance the natural, visual and historic resources of the area.

❖ To encourage management of growth through effective town, city and county land use planning and zoning.

❖ To form an alliance with other existing property owner associations.

❖ To address other issues that affect Bay Shore Drive indirectly but affect the quality of life in Door County.

**Bay Shore Property Owners Newsletter,** Summer 2006 issue

Published on an occasional basis by **Bay Shore Property Owners Association,**  
P.O. Box 556, Sturgeon Bay, WI 54235

**Editor:** Steering Committee

**Contributors:** Bob Bultman, Barb Bunning, Lisa Frederick, Deborah Mancuso,  
Betty Parsons, Mike Standish

**Electronic page composition, computer expertise:** Laddie Chapman

**Printing:** Mark Goldsmith & Bob Goldsmith, Gateway Business Systems, Inc., Munster, IN

PROPERTY OWNERS ASSOCIATION  
P.O. BOX 556, STURGEON BAY, WI 54235

